172.0	0007	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,900 /	601,900
					USE VALUE:	601,900 /	601,900
					ASSESSED:	601,900 /	601,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ELY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARIGO WILLIAM J--ETAL	
Owner 2:	ARIGO MARY JANE A/LIFE ESTATE	
Owner 3:		
Street 1:	2 ELY RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ARIGO WILLIAM J--ETAL -
Owner 2:	ARIGO MARY JANE A -
Street 1:	2 ELY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,810 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4810.000	206,300	600	395,000	601,900
Total Card	0.110	206,300	600	395,000	601,900
Total Parcel	0.110	206,300	600	395,000	601,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.84 | /Parcel: 447.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0007-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,300	600	4,810.	395,000	601,900	601,900	Year End Roll	12/18/2019
2019	101	FV	179,500	600	4,810.	389,400	569,500	569,500	Year End Roll	1/3/2019
2018	101	FV	179,500	600	4,810.	299,100	479,200	479,200	Year End Roll	12/20/2017
2017	101	FV	179,500	600	4,810.	282,200	462,300	462,300	Year End Roll	1/3/2017
2016	101	FV	179,500	600	4,810.	259,600	439,700	439,700	Year End	1/4/2016
2015	101	FV	168,200	600	4,810.	242,600	411,400	411,400	Year End Roll	12/11/2014
2014	101	FV	168,200	600	4,810.	223,500	392,300	392,300	Year End Roll	12/16/2013
2013	101	FV	168,200	600	4,810.	223,500	392,300	392,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARIGO WILLIAM J	1282-49		3/28/2004	Family	10	No	No		
	665-132		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/1998	14	Manual	7,100					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2008	Meas/Inspect	345	PATRIOT
12/13/1999	Meas/Inspect	256	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4810		Sq. Ft.	Site		0	70.	1.17	6									395,010						395,000	

Total AC/HA: 0.11042 | Total SF/SM: 4810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,010 | Spl Credit | Total: 395,000

User Acct

114398

GIS Ref

GIS Ref

Insp Date

10/15/08

!13357!

PRINT

Date	Time
12/11/20	03:19:54

LAST REV

Date	Time
11/30/20	15:29:56

jorourke

USER DEFINED

Prior Id # 1:	114398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	141.104
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298955
Depreciation:	92676
Depreciated Total:	206279

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1				HB	1	

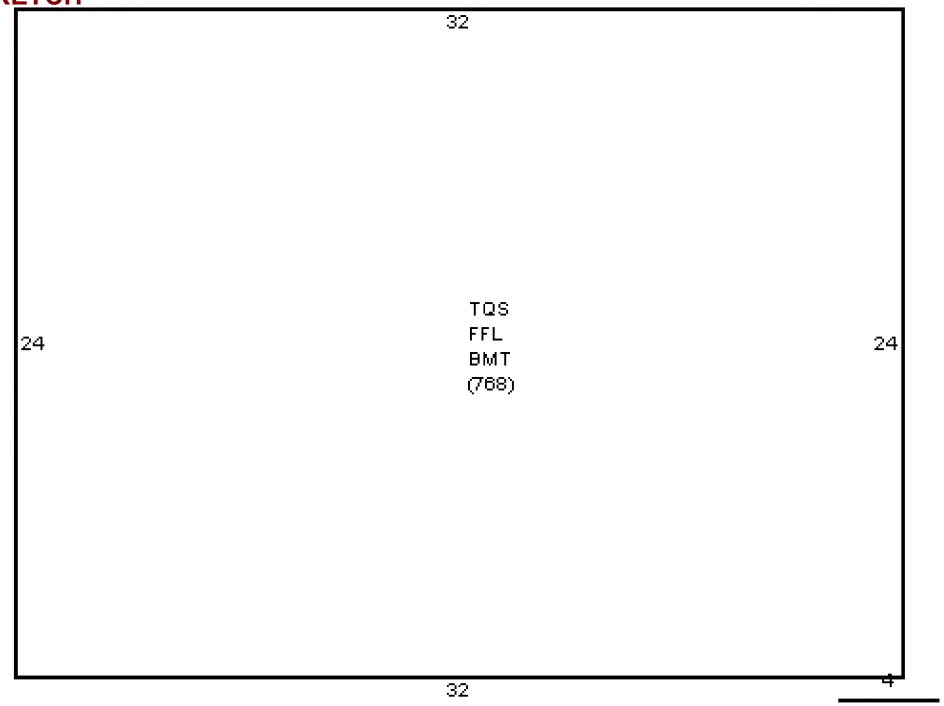
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.330	32,510
FFL	First Floor	768	141.100	108,368
TQS	3/4 Story	576	141.100	81,276
	Net Sketched Area:	2,112	Total:	222,154
Size Ad	1344	Gross Are	2304	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	141.10
Special Features:	0	Val/Su Net:	97.68
Final Total:	206300	Val/Su SzAd	153.50

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0007-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	AV	1970	3.71	T	39.2	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

IMAGE

AssessPro Patriot Properties, Inc